



REGIONAL FIRE & RESCUE DEPT.

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June 11th 2008

Mr. Greg Stanley, Pinal County Engineer
Pinal County Department of Public Works
P.O. Box 727
Florence, Arizona 85232

Ref: REQUEST FOR VARIANCE; Las Montanas Phase 5-B

Dear Mr. Stanley:

Regional Fire and Rescue Department has received a written variance request from Kolinski, Inc., on behalf of Las Montanas Phase-5B Subdivision. This project is currently within our response area. This letter is in support of their request for a variance as required by Pinal County, with regard to the adopted MAG standards for Cul De Sac street length. This letter provides in writing, our professional concurrence with that request.

Where applicable, consulting engineers for this project have submitted water plans for review of Las Montanas Phase 5-B and are currently in my possession. Additionally, they have specifically requested a variance in relation to the street length (currently exceeding 500') of a street by the name of Canyon Verde Drive. Additionally, they have requested reduced fire flow requirements due to limited water supply (less than 1000 GPM) as required by the IFC-2000.

Cul-De-Sac Street Lengths:

Canyon Verde Drive is a Cul De Sac Street, which serves 16 large lots with 30 ft. setbacks. The street is 870 feet long with hydrant spacing at 500 feet. As required under the IFC 2000, fire hydrant spacing shall not exceed 500 feet, at the discretion of the Fire Chief. In this case, I have obtained the cooperation from Kolinski Engineers to widen this street from 32 ft. to a total width of 40 ft. to provide for generous ingress and egress of residents during a fire or other emergency on this street. Additionally, we have requested the removal of the fire hydrant at the east end of the street, and requested its placement at the four o'clock position on the south side of the roadway. This location is just east of the center round-a-bout, and will prevent ingress/egress blockage of residents from fire department apparatus and/or our water supply lines that may be in the roadway. This provides a hydrant on the north side and south sides of the roadway.

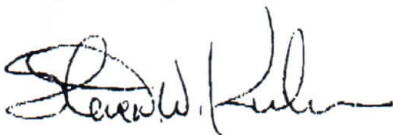
Reduced Fire Flows from Hydrants:

Kolinski Engineers has requested a variance in reference to the minimum fire flow requirement of 1000 GPM for residential lots 8 through 28. The IFC-2000 under Section B105.1 provides for a reduction in fire flow requirements if the fire chief stipulates the installation of NFPA 13D approved Residential Grade Sprinkler Systems in every home, which will include attic spaces, served by a fire hydrant of reduced flow. Kolinski, Inc., has indicated on their improvement plans that all residential homes on lots 8 through 28 will be required to have sprinklers, as stipulated and indicated on the improvement plans.

I would concur that the street length requirement in this particular case could be waived and a variance in this case be formally issued, in light of the street widening and additional fire hydrant provided in this instance. Additionally, the variance request regarding fire flows have been recommended and are within guidelines as stated in the IFC-2000 Section B105.1.

Please feel free to contact me should you have any questions or concerns.

Respectfully,



Steven W. Kerber, CFO, CFEI, HMT
Founder/President
Fire Chief/Paramedic